



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JULY 20, 2006
APPROVED STUDY SESSION MINUTES**

PRESENT: Betty Drake, Councilman
Jeremy A. Jones, Vice Chairman
Steve Steinberg, Commissioner
E.L. Cortez, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member
Michael Schmitt, Design Member

STAFF: Lusia Galav
Don Hadder
Mac Cummins
Dan Symer
Tim Curtis
Kim Chafin

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilwoman Drake at 12:30 p.m.

1. **REVIEW DRB CASES**

CONSENT AGENDA

87-DR-2004#5 Bank of America @ Hayden Peak Crossing Pad B

In response to an inquiry by Board Member D'Andrea, Ms. Wauwie confirmed that the elevation with the peaked roof which was included in the packet was the proposed final design.

87-DR-2004#6 Hayden Peak Crossing Pad C

Ms. Galav noted that Pad C was a proposed restaurant site at Hayden Peak Crossing.

22-PP-2005/
113-DR-2005

Sereno Canyon

In response to a question by Board Member Jones, Mr. Hadder clarified that the driveway follows an existing jeep trail which would allow use of trails which were previously scarred. He confirmed that he personally reviewed the area.

In response to an inquiry by Commissioner Steinberg regarding public trail access, Mr. Hadder explained where the multiuse trail would follow the path through the main entrance and 28th Street. The main trailhead site for that end of the preserve will be to the southeast of the site. Councilwoman Drake added that pedestrian, bicycle, and equestrian access through the property would be unrestricted.

Vice-Chairman Jones commented about the possibility that a school district would be formed, he inquired whether school bus access had been discussed. Mr. Hadder reviewed that what normally happens with projects of this type is either bus access stations are created within the site or the children would walk to the entrance of the property for bus pickup.

6. 25-PP-2005 Carmichael Court

7. 91-DR-2005 SEC Scottsdale & Lone Mountain

Councilwoman Drake noted a conflict and recused herself from the case.

Remarking on an article in the paper touting brown buildings as the new character of Scottsdale; Vice-Chairman Jones reiterated the Board's openness to more extensive use of color. If the Applicant would like to reconsider adding colors, the choices could be worked out with staff.

In response to concern by Board Member D'Andrea, Mr. Curtis explained that although the Applicant was proposing a single row of trees there was a natural open space buffer between the property and the adjacent neighborhood. Specific details regarding landscaping were addressed with the neighborhood.

Mr. Curtis noted that if approved the minor amended stipulations on page 3 would need to be included in the motion.

Vice-Chairman Jones reiterated that a motion would need to be made separately, because of the stipulations and the conflict for Councilwoman Drake.

8. 32-DR-2006 Hayden Array

In response to a question by Vice-Chairman Jones, Ms. Chafin reviewed the access from the east end of the site off Hayden Road, where the 30-foot wide access easement currently exists. The developer and architect used a crane in order to confirm by a practical test that mountain views from the third floor would not be obstructed in the event of another project developing on the adjacent property.

Councilwoman Drake commented on the artistic presentation of the site plan on the cover of the context photos.

9. 37-DR-2006 Scottsdale Auto Salon

Board Member Schmitt requested this item be pulled to the regular agenda.

10. 54-DR-2006 Fire Station 602

Board Member D'Andrea complimented the Applicant and architect on the interesting and innovative design.

11. 55-DR-2006 Saguaro High School

Vice-Chairman Jones commented that he would be nervous if a different firm were trying the skin of a minimalist approach, noting that he was confident that DLR would create a quality project.

REGULAR AGENDA

12. 110-DR-2005 The 4020 Building

STUDY SESSION

1. **Silverstone@Pinnacle Peak MEDCP, 2-MP-2006**

Board Member Edwards noted a conflict and recused himself from the case.

Mr. Hadder addressed the Board. He noted that the property will be located on the 160-acre Rawhide western theme park site. Mr. Hadder reviewed the proposed uses for the site including multifamily residential, office, and retail use. Parcel D will not be occupied until the City has completed construction on Scottsdale Road in three or four years. Parcels A and B are a future public use site and the Rawhide Wash will have to be constructed in order to accommodate flow from the property. The master environmental design concept plan identifies a series of open spaces and entry points; landscaping will be primarily native or near-native plant materials on the perimeters, transitioning to a more pedestrian-friendly landscape in the interior.

In response to an inquiry by Vice-Chairman Jones, Mr. Hadder clarified that the perimeter of the site would be enhanced with variations in drainage features, walls, and sidewalks. Mr. Hadder explained that in order to provide variety, the home builder will provide several different product types ranging in height and configuration on parcels F and G. Variety is being encouraged in order to create more neighborhood character by mixing uniquely different building types within a single density.

In response to a comment by Board Member Schmitt, Mr. Hadder stated that staff would work with the architects in order to identify a theme within the MEDCAP. The current vision is to incorporate a library site on parcels A and B.

In response to a question by Commissioner Steinberg regarding building height, Mr. Hadder explained there was no specific stipulation about stepping down heights but there will be height variation. The concept is to use landscaping and variety in building types to create a gradual transition inward towards the highest building on parcel H. The Rawhide Wash will be taken advantage of as a focal point of the community through a pathway system which will aid in orienting people towards the wash.

Board Member D'Andrea challenged the developer to create a project that will uniquely stand apart from the One Scottsdale project being developed nearby. He agreed with Commissioner Steinberg that the wash should be taken advantage of in the design. Overall, Board Member D'Andrea opined the project was fantastic.

Councilwoman Drake opined that the MEDCAP had not established the character and feel of the project; it was a set of generic, general diagrams. She expressed disappointment that the wash which was touted as being the big feature during the zoning hearing was not addressed in the MEDCAP. She felt it would be important to include guidelines regarding the wash and pedestrian plan as well as residential concepts and expressed concern that the entry signage may be too loud.

Vice-Chairman Jones commented that the Development Review Board will be less inclined to accept MEDCAP submittals that only fulfill the requirements that will bring the developer to the next step.

Study session recessed at 1:02 p.m. to commence the regular meeting and continued at 2:33 p.m.

2. SkySong Residential, 88-DR-2005#2

MS. GALAV: I'm just going to briefly introduce Todd and Associates. As the Board knows we have been considering the architecture and elevations for the SkySong project, SkySong Phase III project, at the last two DR Board meetings. At this meeting you've received a packet of information; Todd and Associates has made some revisions to their elevations and so today they are in front of you to be able to get some feedback from you on the revised elevations and also a review of the basic site plan that you have before you.

COUNCILWOMAN DRAKE: Thank you. Mr. Todd.

MR. TODD: Councilmember Drake, Commissioner Steinberg, and DR Board Members thank you for -- first of all, thank you just for the opportunity of being here this afternoon. This process has been a fluid process, we've been meeting with people since our open house in May and the design has continually evolved since that point.

Before I start -- I have just a brief presentation, but before I start just to let you know about our process, we hope to obtain any kind of comments you have regarding the site plan and the elevations today. We hope to on August 3 be back before you with the site plan and then following that up on August 24 with the remainder of the presentation. So, again, I would encourage and invite any comments you have regarding the site plan and/or elevations that you see today.

For those less familiar with this, just a couple of slides -- and again, I won't do a full presentation, but just for orientation purposes let you see where the project is. On the southeast corner of Scottsdale Road and McDowell of course is the SkySong project. And as we look at just that corner, this is an enlargement of the SkySong project. And the first two facilities, office buildings that will be built you can see there in the blue color as well as the orangish red color where the retail will be and then right below that in the southeast quadrant you can see the housing portion of the project. And this is an enlargement of that southeast portion of the project. And with that you can see the parking structure in the center of the project here wrapped around in this purple color. All of the residential, just for orientation purposes on the east side is 74th Street, the southern boundary here with the residential to the south and then we have a western street going north-south here and then the street of course in front of the SkySong building on the north side. The park being in the northeast direction from the residential portion of the project.

Our entry will be planned in the northeast to play off of the park as well as we will share a common alley between the buildings which will serve for a major east-west pedestrian walkway as well as providing the direct north-south entry from the office building into the parking structure. The parking structure is approximately divided 500 parking spaces for the office building and 500 parking spaces for the multihousing. So that gives you an idea of what's going on there.

This diagram just takes it one step further and that's just to indicate to you with these red triangles where the entrances in and out of the project would be. All of these are pedestrian entrances, except for these two that you see down here at the south end of the parking structure, where those are the entrances and exits to the parking structure for all people using the parking structure. And then all the rest of these are pedestrian entrances all the way around the project. Again, this northeast corner of the building is our amenity, our recreation clubhouse building, and that's where the primary entrance into the project will be off of 74th Street.

Now, what we were hoping to do -- and again invite any questions or comments as we wrap up here regarding any of the site plan that you would like to talk about, but the concept of the building is really grounded in the metaphor of the forms and colors of the Papago Buttes; in fact you can see we have unofficially named it Solar Buttes. There's a name that we gave it as we were looking at the design, something that has the influence of the Sonoran Desert in the design.

Just to run through a few of the elements that I think are important for you to see in this design -- Well, let me back up for just a moment, if you know the design of the office buildings have a sawtooth east and west exposure. We've tried to repeat that in our design to reflect that. That's what you see in this rusticated material that you see here. These are all angled forms coming out from the flat plane, and those are angled that way so that we can orient some of the building away from some of there more harsh sun and solar orientations or conversely orient those so that it can complement the building. So that's one of the things that we've done.

Another thing that we did to tie back to the original building, the two office buildings that are being built is the use of sandstone. In our case, the sandstone is used at the corners to emphasize the corners as well as the pedestrian entrances. And we tried to contrast at the corner the use of, you'll see metal being used on the corner, you'll see

additional height on most of the corners, we on the southeast corner have a height limitation, but most of the corners you'll see that we used height, we used metal, we used sandstone -- we want to interpret that a little different, use a different pattern than might be seen on the office building, but those are things that we thought were very important to us.

Again, reflecting back to the Papago Buttes, since you saw this last we did look at varying the parapet heights; we thought that was very important. We introduced louvers on three of the four elevations; we have vertical louvers placed on the east and west elevations, horizontal louvers on the south elevation and as you can see on the top elevation you're looking at there no louvers on the north elevation facing the office building.

Couple of other things we did, horizontal canopies that project out, and let me see if I can point those out, you can see those along this line that actually project out creating balconies as well as creating additional transitional pedestrian shade as you enter into the units. So that was another thing that we tried to do.

And I think overall, just to give you a self-critique here for a moment, because we are a work in progress, I want to let you know a couple things that we're still working on and want to invite your comments. And one is we have used this dark brown material you see to try to unify this design versus as before I think one of you may have said that we had a sum of parts. And what we've tried to do now is to look at how we can start to unify the design. And so we're still experimenting with exactly what this should be material wise and how the louvers will work and how that can all integrate itself in so that it works well; that's one thing that we are looking at right now. And another thing we're looking at right here, let me just show you, that was not in your package, is this north elevation which we're still experimenting with. And again I want to just show you a work in progress. We're looking at that one as kind of a departure point where we want to now pull out some of the stones, simplify it, and use it the way that we suggest that it be used on the other elevations; using it at the pedestrian entrances, using it at the corners and letting it contrast with the metal. So those are some of the things that we're looking at.

There are numerous things in writing that we're trying to do environmentally to the project, I think that's in the report that you have. I'll just quiet down and let you say what you'd like to about it. Thank you.

COUNCILWOMAN DRAKE: Thank you very much. I'll open it up for questions and discussion by the Board. Gentlemen? Yes. Mr. Edwards.

BOARD MEMBER EDWARDS: Just a quick question on the -- you talked about he faceting; I think it's the rusticated portions of the building. Reading on the south elevation it looks like the facets face kind of south/ southeast --

MR. TODD: The angular portions --

BOARD MEMBER EDWARDS: -- the planes?

MR. TODD: Yes.

BOARD MEMBER EDWARDS: And on the west it looks like they face west southwest?

MR. TODD: They should be northwest, but I'm --

BOARD MEMBER EDWARDS: That's my question. Am I reading that incorrectly?

MR. TODD: Well you might be if you said southwest, yes.

BOARD MEMBER EDWARDS: Okay. From your elevation it looked like it was facing west southwest.

Okay. Thank you.

COUNCILWOMAN DRAKE: Other questions and comments? Mr. Jones.

VICE-CHAIRMAN JONES: Sticking to questions for a while. You have these little metal tubular elements near the corners which seem to be fighting for attention with some of the other elements. Could you explain a little more about what those are?

MR. TODD: Yes, sir. Councilmember Drake, Vice-Chair Jones, what that is indicating is we have been looking at ways to harvest the water off of the roof of the project and use that for landscape design. And those were attempts on our part to express that design concept in ways that we thought would again be more of a -- well, just an expression of how we might harvest water and that's what those are; cisterns to be exact.

VICE-CHAIRMAN JONES: They fill up with water?

MR. TODD: Pardon me?

VICE-CHAIRMAN JONES: In other words this is a tank that fills up with water?

MR. TODD: Okay.

COUNCILWOMAN DRAKE: Thank You. Other questions? Yes, Mr. Steinberg.

COMMISSIONER STEINBERG: I had a question for staff first. I know we're looking at this as 325 units, I'm wondering though if we look at the worst case scenario where there could be more. Have we studied capacity issues on infrastructure, traffic, parking, things of that nature?

MR. GRAY: The answer is yes, we are looking at that. There is a continuing traffic analysis going on looking at both the 325 and the possibility of more units than that. I think the maximum number that was looked at was somewhere up around 800 units total.

COMMISSIONER STEINBERG: Okay. So today we're just looking at more or less the initial phase.

MR. GRAY: Today we're really looking at the architecture more than anything else. And we'll bring back to you the full report on the infrastructure issues, sidewalk issues, those kind of things when this comes back for your full review.

COMMISSIONER STEINBERG: Okay. The parking, Gary, it looks like parking is approximately 1.5 per unit as proposed, 500 for you, 500 for the office space. How many square feet is in the initial phases for office space? I just want to make sure there's enough parking to accommodate both residential and office.

MR. TODD: I would have to defer that to the Applicant to let us know exactly the square footage of the office buildings, what the exact numbers are.

One hundred and fifty-four thousand square feet.

COMMISSIONER STEINBERG: Okay. And I noticed there's one set of ingress and egress from the parking from the private road proposed, I foresee a stacking issue there, I really do. I think there's going to be some issues as far as peak periods of time in the morning and in the evening when people come and go. I don't know if you've allowed for queuing properly to get in and get out of there.

MR. TODD: Commissioner Steinberg, we have looked at that with a parking consultant. That's why we have two entrances coming in and out of the south side. We did explore entrances off of the west street as well as off of the alley, gave those options to the parking consultant and they came back with dual entrances off of that street because we do have a light due west on Scottsdale road, we can go over to 74th Street, go north and we have a light there. That seemed to be the most direct way and that's where that recommendation came from.

COMMISSIONER STEINBERG: Okay. And I do like the softening of parking; I think residential use around softens it nicely. Just a practical question from my point of view because I've never done a project like this, how do you allow for access for fire fighting equipment to get inside that garage; how do you fight a fire when its so deeply inside and behind another type of use? How does that practically work out?

MR. TODD: Couple of things happen, one obviously are standpipes, the standpipes are located strategically. You have also the alley, which we have tried to mask the fire lane, that entire alley will be a fire lane, so we have north and south fire lanes at the parking structure which have access to the standpipes. Then we also have heightened the first floor of the parking structure to eleven feet to allow for some emergency vehicles in; so the first floor has a higher level than all the remaining levels.

COMMISSIONER STEINBERG: Okay. And one last question, if we approve the aesthetics that we see tonight will this set the palette for any future residential or will the future residential stand on its own?

MR. TODD: Commissioner Steinberg, we're not looking for necessarily approval as much as input from you tonight. We do have future phases of residential that we have on our site plan that was indicated before and will be a part of the August 3 meeting, so you will see where that goes. But at this time I honestly can't tell you about the future phases.

COMMISSIONER STEINBERG: Okay.

MR. EVANS: Chairman Drake, Commissioner Steinberg, in answer to your question, the only thing that is currently under consideration is the initial 325 units. As is the case with every building at SkySong, they are all custom designed and they would come back to this body for individual review. So this would not necessarily be a repetitive design, every design might be different and most of the other designs -- the thing we do know is that one of the goals under the design guidelines for the entire project is that the parking structures are to be screened and that the street frontages are to be activated so it is likely that future residential from that standpoint would be used to screen parking structures visually and number two to activate the street. But beyond that -- and plus as you may or may not know, additional residential would require the City Council to look at another amendment to the lease.

COMMISSIONER STEINBERG: Thank you.

MR. EVANS: Thank you.

COUNCILWOMAN DRAKE: Other questions? Yes, Mr. Schmitt.

BOARD MEMBER SCHMITT: Gary, I don't know if you're the person to answer this, but I think Commissioner Steinberg brought up a good point with respect to parking and parking ratios. If I did my math correctly, one and a half parking spaces per unit for the residential would be 500 spaces, that would leave 500 spaces for 150,000 square feet of office space, which is three per thousand. And in the market you can't sell office space with that kind of a parking ratio. So I don't know if maybe there is some interim plan for additional surface parking to supplement this until additional structure parking is built or how that's handled, but it seems like we're starting to cut off our nose to spite our face in trying to develop the office portion of the project as well concurrently with the residential.

MR. TODD: Council Member Drake, DRB Member Schmitt, just to -- again, the beauty of this project is being able to be a mixed use project and we're able to provide up to the 1.5. Plus we have additional parking on street, but it's only about 34 spaces that are diagonal on-street parking that can be accounted to this. But keep in mind we have that 500 other parking spaces and that's the neat thing about it; we can build at one and a half and then we can share the parking the rest of the way. So we assign our parking as we do in any normal market rate project, we assign one parking space per unit, we have the overflow up to one and a half to about 1.6 per unit and then we have parking that's available after hours. So there's some economy to that.

MR. EVANS: Excuse me. Since this isn't part of the residential -- I'm Steve Evans again -- Councilwoman Drake, Board Member Schmitt, there is in addition a substantial amount of surface parking for the two office research buildings which will be then later, if we build out as planned, there will be parking structures to replace that surface parking. So there's substantial parking for the office research and retail buildings in addition to these 500 stalls.

BOARD MEMBER SCHMITT: Thank you.

COUNCILWOMAN DRAKE: Today we're here to look at the building elevations, architectural character, and site plan and I don't want to get side tracked into a huge discussion about parking ratios particularly.

Any other comments at this point? Yes, Mr. Edwards.

BOARD MEMBER EDWARDS: Just another question. Regarding the building materials, and I know they're probably in a preliminary stage, can you just point out what some of the thoughts are; it looks like there are some metal cladding and sandstone -- what is the rusticated material, have you determined what that's going to be at this time?

MR. TODD: Councilmember Drake, Board Member Edwards, no, we have not completely figured that out. We've looked from stucco, we've looked at Cor-Ten, and we've looked at some kind of metal cladding. And we're a work in progress in that the key between that material and the louvers or how we're going to screen that really need to be integrated and work well together and to be quite frank, we haven't gotten our hand on that, exactly how we're going to detail that. Obviously we would like the louvers and the siding to be very complementary, if not the very same material. So any suggestions you have, any comments you have we'd be more than happy to hear those.

COUNCILWOMAN DRAKE: Thank you. Perhaps you can answer a question for me, how does this really relate to the design of the rest of SkySong? I see the patch of the cobalt blue or purple on the corner, but how does this really tie in or does it or is that not your intention; I mean how does this look like it fits here at SkySong as opposed to up at Kirkland or any other master plan community that has nice apartments?

MR. TODD: Councilmember Drake, three things I would like to just tell you about. First of all -- and I know it's very difficult for you to see in these elevations, but there are many recesses in these elevations that are taking some of the colors off of the base colors of the office buildings and we're using those a little bit more subtly than more outward or overtly that you might see on the office buildings, but we are trying to recall those. We're also using the sandstone; we are using it different. Also the sawtooth effect, we're using it but we're trying to use it a little different. So we're trying to take some of the elements that we thought stood out on SkySong as well as the fabric canopies that will be at the pedestrian entrances we are trying to take those elements and just use them or interpret them a little differently, but to pay respect to where we are.

COUNCILWOMAN DRAKE: Okay. Thank you.

Other questions or comments? I'd like to open it up also for some public comment and then we'll get back to it. Yes. Mr. Jones.

VICE-CHAIRMAN JONES: I am ready for comments but I think if we want to hear somebody else first and make sure all our questions are done and then we can move on to that.

MR. SAMMONS: Councilmember Drake, may I just make one statement, please?

COUNCILWOMAN DRAKE: Sure. Go ahead.

MR. SAMMONS: Our intention was to, and Gary did this, was to present the site plan first. And why we did that is that we, as you know, intend to be back on August the third looking actually for an approval of the site plan so that we can initiate work on the garage. And it's very important to us if other members of the Development Review Board have comments about that site plan that we need to incorporate between now and

the third, we're open to do that. But most of the comments were about the façade; our intention of course is to continue to work with you on the façade beyond that time.

COUNCILWOMAN DRAKE: Okay. Thank you.

I guess I have got a couple of specific questions on the site plan. Have you done any solar access studies on the courtyards, especially on the pool area and could we get copies of those next go round?

MR. TODD: Councilmember Drake, yes, we have done those. One of the things that the solar studies of the courtyards have done and you'll find in our design is in the larger courtyards we actually have provided upper level outdoor decks for sunning that we've worked around and also located the pool so that we can work again around the solar orientation. And yes, I will resubmit those next time, they are not in the packet that you have today.

COUNCILWOMAN DRAKE: Is the pool then not at ground level?

MR. TODD: Yes. The pool is at ground level, but there are additional sunning decks that are at elevated levels on the north side of the courtyards, facing south so that you can bring in some sun at those levels.

COUNCILWOMAN DRAKE: I'd like to see all of those outdoor areas really detailed some more. It's not clear to me -- the ones on the west side especially -- exactly what the function of those is going to be; they serve as sort of light wells basically for the buildings. I'd like to see some thought given to how those can be activated in some way, right now they look like just pass through areas and they are pretty substantial spaces.

One of the other things we talked about last time was the possibility of blowing some of these up so there'd be actually a view into some of them from some of the entrances; I don't know if you've given any more thought to that.

And the other was the question of the alley which still reads like an alley with nice decorative paving on it. Really, doing something more interesting and pedestrian oriented and creative like that -- if not a voonerv (phonetic), something along that line. Voonerv, it's a Dutch -- it's a term for Living Street -- it's a term of art. So that's something I'd be looking for more creative juice applied to as far as site planning questions.

Mr. Schmitt, did you have a question?

BOARD MEMBER SCHMITT: No. I didn't have a question more than just with respect to the site plan I think the comments that you brought up, Councilwoman Drake, were very important elements and questions about the solar access to those courtyard spaces in terms of how they are going to be used. But in terms of the parking garage and the ability to move forward with that aspect of the project, I didn't really have any particular concerns. I think the concerns that I have are what happened around that and that sounds like that's something that's still able to address in the future.

COUNCILWOMAN DRAKE: Mr. D'Andrea.

BOARD MEMBER D'ANDREA: Just on that point again, Councilwoman, agree with what you said relative to the solar properties in those spaces cause I just wonder how much light that pool is going to really get; maybe there's something you could step back the building to the west side or maybe there's something you could do to let more light in there. But a bigger concern -- and I think, Gary, you and I talked about it when we were at your office -- is that I think what's very important and again is not indicated in here is the pedestrian movement in and around your site; and I know that you have provided that. But the way this is depicted, you would start to ask natural questions of how someone on one side of the parking lot can activate a space on the other side and do they have to cut through the garage, do they walk around, et cetera. And I think that's something I had talked to you about that might be inclusive in the packet.

And the other thing I think would help and just a general comment is, you know, I love your sketches and as an architect love doing them, but this really can be -- you know I started plucking out pages in the packet here, I mean these can be anywhere and I think these sketches or the renderings have to be more closely depicted to what's going to happen in these courtyards and in and around the site. So the use of more three-dimensional -- and I think also with your elevations you're losing the sawtooth element, because they don't read that way. And I think that was another one of the things that I had suggested that you guys do as either an axon or a rendering or something that's going to start to really -- I mean all these little streetscape deals, I just pulled them out of the packet, because half your packet is generic stuff, no offence. I don't want you to take it the wrong way, but this could be any street, this is just minutiae, just filler space. I think the packet and the submittal that you come back with really needs to start to speak to how the site's going to work, how the space is going to feel, how an elevation is going to look down the street with SkySong in the back. And I know you have all that information, just trying to help you for what you come back with relative to that.

COUNCILWOMAN DRAKE: And I would add to that that I do think you've done a good job along the street frontages where you've got the wide sidewalks and the stoops and the parking buffer and the row of trees for shade; I think it's got good bones, if you will. We need to flavor it up a little bit.

And in looking at the park that's at the end of the office complex by the alley, I'd almost look at continuing that across the alley and making the drive through there a very minor narrow drive that's used occasionally but mostly it would read like a walk in the park so to speak and you really blur the edges of that. So that would be one specific bit I could offer.

Other comments? Mr. Jones.

VICE-CHAIRMAN JONES: First of all, I think its worthwhile to review some of the things that are going really well, and one is that overall I think we feel like the site plan is working. I don't think there's much objection to living on the site and to having a large housing project like this, it just makes things work a lot better if it's occupied 24 hours a day. However, we could pull out the page also that covers the advantages of multiple housing, because that would apply to any apartment and we're really just looking at what's unique about this particular project.

There have been significant improvements in the rhythm and the scale of the elevations. You know, the size of the parts, the differentiation of the parts combined with the continuity through the project is just much better, definite progress there. It seems to meet the guidelines that you were asked to meet. The shared parking, the idea that some people would go to work during the day and that parking becomes available for others as long as it's not assigned; I think there's very good argument for that so that works very well for the project. The variations on the theme idea, taking different kinds of materials from the other part of the project; bringing them across really strengthens it. And I think the site plan is going to work quite well in general, as long as that garage functions.

So, that being said, meeting the rules of the design isn't going to be enough. We can't just follow rules to create a design and you can't legislate beauty any more than you can legislate morality, apparently. So we need to go beyond a lot of the expectations that were set up, and particularly your firm I'm sure is quite capable of that; I guess I'm still feeling I'm seeing a little restraint.

And I apologize for not being in the country when you were making the other schemes available to people, but I would personally appreciate a chance to look at your other studies prior to needing to vote on this.

Some very specific items, the corners where you have the metal element tending to lean out seem to be very much out of character with the rest of the project and I can't help but feel that it would be stronger if you just continued to work with the sandstone at that corner. The corners are the places where the more obvious connection with the rest of the project I think come in. And so I think you could lose that metal and still be quite emphatic. I'm not convinced about the cisterns, but I'm sure you'll make those really nice eventually.

A not so obvious thing on the 74th Street elevation it particularly shows up, maybe some of the others, but back there in the ghostly blue sky portion there are elements at the top of the garage that are going to be visible at a distance. If you could look at colors that would be recessive and help pull that into the background, help further make the rest of your building stand out, I think that would be great.

You might also take a look at taking some kind of transparent trees and imposing those over your elevations because the scale of those trees has a lot to do with how the scale of your elements is going to work. I think right now we are seeing something that's quite a bit harsher than what it would really come off like. And as has been mentioned, until we see this three dimensionally we just don't know what we are looking at.

One comment about Cor-Ten, kind of a recent discovery on my part, believe it or not way back right after the dinosaurs died and I graduated from college, Cor-Ten was just becoming popular and since then its become the standard way to be innovative and we've seen an awful lot of that. I think it's just a little too informal for this project. I think we are expecting something dignified, urban, more in keeping with the character of the rest of the project. The Cor-Ten tends to work away from that. The use of metal is an interesting thing, I think that you might find that there are some entire new product lines in patina'd metals and metals that have been reworked somewhat, that could be handled more formally and might solve some of your design problems there.

The color opportunity, you know, looking at the elevations from this distance, and looking at the blue that was mentioned, previously – it's really kind of nice how little bits of those colors, kind of like flowers in the desert, just pop out and they are kind of the contrast that make the rocks and the massive aspects look kind of nice if you want to continue with your Butte analogy. If you could find a number of ways in spandrel panels, whatever they might be to introduce some of those colors that relate to the desert whether it's the purpley-blue of the shadows in the desert or the cactus greens or any of the flower colors. I think there are ways to give some accent to deformatize this enough to look residential without detracting from your more massive elements.

The other thing about the metal box in the corner is it seems to be sitting on the rock part and that just struck me as awkward; I think that's where I started having trouble with that one leaning element.

One thing that I think really would deserve a lot of study would be the penetrations that lead to the gardens. If those could be two or three or even four stories high, the apparent internal conflict would be that your corridors wouldn't go through; but in fact if the corridors went through those openings as bridges and those were large-scale openings into those gardens more in scale with the rest of the building and scaled to the project, not just to the building, I think we'd have more of what we see in middle eastern gardens where you look into that secret courtyard, you're still not allowed to go there, but you can see through the project. The building becomes more transparent and I think it would just lighten it up quite a bit.

Anyway, other than that you've made some great progress. I still feel like it could go a little further in the way of being a very unique statement and something that would really add to the character and relieve some of the concerns people have about this not being quite good enough for the project just yet. So we look forward to seeing that progress.

COUNSILWOMAN DRAKE: Thank you. Mr. D'Andrea.

BOARD MEMBER D'ANDREA: Now that we're on to the elevations, I've got to just tell you guys, you know when we left your office, when was it, a couple of weeks ago, I guess, you did have three options on the board. And I know we discussed those and talked about them and certainly appreciated your efforts in coming up with that. And there was a green column in the corner and one option was here and one option was here and kind of all the comments seemed to say that it landed on the green column, which meant somewhere between them. And I think had you landed more left -- you landed right of center and had you landed more left of center, I think you wouldn't be getting some of the mediocre comments I think that you're getting. I do agree with Board Member Jones and think that you guys have made strides and done things that are a vast improvement from where you were. And I do understand the comments relative to the other option, that secret option that no one's seen here as being too sort of industrial or too high tech for a residential complex. But I would tell you this and challenge you with this, the elements that were in that particular design I think you would see a vast difference of opinion on the overall project design if you used more of those elements. And I already told you guys that we are not here to tell you how to design your building but the green column was the place and you missed the green column, you're on this side.

So having said that, I agree with most of the things Board Member Jones said; you know the gray block on the corner doesn't seem to fit some of the metal. The one thing that I'd like to comment on is that in that particular option you did something sort of what he alluded to with the parking garage, you had a big purple element that kind of sloped and it was to the back. The strength in that was the horizontal continuity and it also did what Board Member Jones said relative to sort of setting a backdrop for these things to pop forward and I would encourage you to maybe go back and look at that.

But overall I think you're making progress forward. Unfortunately I don't think your forward past the expectation line. I think it was here and now you're here and the line's still here in my opinion; the line is still beyond where you've gone. And again, the three-dimensionality and real true sketches of the space on an angle, on perspectives, is really going to start to tell us what this is going to feel like. So I would encourage some of that.

COUNCILWOMAN DRAKE: I want to see that secret elevation, that's the one I'm interested in.

BOARD MEMBER D'ANDREA: By the way, it's fantastic.

COUNCILWOMAN DRAKE: Well, hey, what are you being so shy for, I mean --

BOARD MEMBER D'ANDREA: Tom's going to be very mad at me because we weren't supposed to talk about any other --

COUNCILWOMAN DRAKE: This is the center for innovation and new technology and let's see something that's new and high tech and cool. I mean, I think the business of trying to hang this on Papago Buttes is a little bit strange. I mean, why don't we say we've modeled this after Herb Drinkwater's head or something like that; some other sentimental local favorite. It just doesn't seem to compute, because you look at Papago Buttes and they are lumpy and they are brown and they're full of wrinkles and all sorts of random features with little holes in the middle of them, and I look at this and I don't see that at all. Yes, you've used sandstone, but I think the resemblance stops there, so I think that's spinning it in a very strange and interesting way.

I'd like to make a couple more comments about site plan and presentation. I certainly second Mr. D'Andrea's and some of the other comments about getting some three-dimensional views and even getting a simulation that would show the view from the church parking lot or the neighborhood from the south or something like that to give us that image. Also where you've got the ghostly blue up there, I'm assuming the parking garage isn't going to be transparent or translucent, so I'd encourage you to tell us what it's really going to look like and color that sucker in. Because if it's going to make the building look 20 percent taller, even if it's recessed. That's why it's so important I think to get sort of the street level perspective, because probably you're not going to see it but still it's a little bit -- you know it's the old trick of graphics, I'm sure.

A couple of specifics on the site plan. One thing that impresses me and this is also looking at the elevations, is that the pedestrian entrances from the street aren't very strongly differentiated. I'd like to see the entrances that go into those courtyards where the pedestrians can enter as really having some "wow" to them. So that there's a big doodad over the entrance so that if you're driving down the street you can just glance at it and say, "Ah, that's where I can walk into the building," rather than something that

looks kind of the same but maybe there is a little flat entrance over it. So I think that would be an opportunity for you to really add some rhythm and some accents to the elevations of the building.

One area that kind of concerns me is the exits from the parking garage and the pedestrian circulation. I can't tell you how many times I've driven up the ramp, out of the parking garage, into the broad daylight, and the site distances are so restricted you have to pull onto the sidewalk to see if there is any traffic coming; more than once I've almost hit someone coming down the sidewalk. I would suggest either on the west side of those where you are coming out of the parking garage either providing a little step back in the building corner or something so you get a good view of oncoming pedestrian traffic. You don't need to worry about it on the other side because you're turning in. That would be a very specific suggestion that I might have.

So those would be my comments on the site plan specific. Any other – and I guess I would just echo Mr. D'Andrea's comments about, you know, I really urge you to get a little bit further out on the conceptual limb with the elevations. I think its fine, you're hanging louvers on them, you're putting canopies on them, you're putting a little bit of a fabric shade structure on them to kind of tie it back, but it just doesn't – my socks are still on my feet, they haven't been knocked off yet, so to speak. And it might be also in the book to have a graphic that sort of shows the relationship of some of the design elements to the rest of SkySong, because I do think it's important not that it looks just like – I don't want it to look like an office building, but that there's some thematic tie somehow.

Are there any other comments from the Board at all?

COMMISSIONER STEINBERG: One quick question.

COUNCILWOMAN DRAKE: Mr. Steinberg.

COMMISSIONER STEINBERG: Is that indeed Cor-Ten or is that just a rust colored stucco?

MR. TODD: Commissioner Steinberg, we are not sure yet; we have looked at stucco, we've looked at Cor-Ten as we presented to you in the booklet we gave you last week and we are looking at ways of tying the louvers and that into the same material, so it's one of the things we're considering right now.

COMMISSIONER STEINBERG: Okay.

COUNCILWOMAN DRAKE: Thank you. Well, if there are no more –

Yes, Mr. Schmitt.

BOARD MEMBER SCHMITT: If I might just add, because I did have the opportunity to come to your office, Gary, and see the other options and have an opportunity to comment on those and I too favored the one that we haven't seen here related, it was actually a little more contemporary and I think what you brought in today was sort of a step between that elevation and then the other one you had developed and we had talked about some of those things. In our conversation it sort of came down to, "Well

don't bring three in here and ask us to pick one because that's not what our job is either." So to find one that you are passionate about and you are ready to get behind and sell it based on all those merits. And you may be there, I really don't know. And I think for a project this important the value of some three dimensional modeling and that kind of presentation is going to go miles toward helping you sell what you're passionate about here, and also understanding those materials and what they are going to be, how rich they are.

Thanks.

COUNCILWOMAN DRAKE: Thank you.

Given the fact that this project seems to be hurdling down the track at warp speed more or less and that the public has not had much chance to comment on the current generation, I would like to open this up for public comment if there's anyone here who does wish to speak on it. I do have cards from a couple of people and if there's anyone else who would like to comment they can get a card and fill it out.

Gary Morgan, you did submit some comments in writing, but would you like to come down and add those to the record and then Kevin O'Neill also had submitted a card. And if there's anyone else please get a card over at the desk here and feel free to let us know what you think.

MR. MORGAN: Good afternoon. I'm Gary Morgan, I reside at 5601 North 76th Place, and I would really like to be an advocate of the project and I think I can be, but I would also like to be more included in the process and understand it a little bit better.

I know that I've been to some other public meetings and there was some kind of stated criteria for the project. And I'll just note that the way I understood those is there was going to be – let's see, it was going to be a market rate project, it was going to create a mixed use project where people can live and work at the SkySong project, and that it was not going to be a college dorm or a fraternity house. And I would just propose to the Board and to the developer and the architect that they present maybe a little bit more understanding as to how their design, the site plan, the elevations, amenities, and floor plans meet their stated goal, and maybe there are more stated goals and criteria than I have just read; that by looking at what we are going to achieve we could better understand what the product should look like and how it should work as far as special features and innovations go for the project. Obviously this is not a stand alone apartment project that can be designed just within itself. It relates to the office function and the other criteria that you have with the rest of SkySong. And it makes it a very complicated process, I realize, and it just seems to me like it needs to be looked at a little bit closer in how it functions, almost functions socially with the commercial and the residential.

COUNCILWOMAN DRAKE: Thank you. Good comments. Mr. O'Neill.

MR. O'NEILL: Thank you, Councilwoman Drake and Members of the Board. Kevin O'Neill, I own a property at 1501 North Miller Road immediately east of the SkySong property approximately where the east-west boulevard going through SkySong could possibly connect on Miller Road. As most of you know, I previously sat on the Development Review Board when the original Phase I and Phase II came through and

now am part of the Planning Commission, have been a part of the process through that Commission as well.

I share a lot of the same comments that I've heard from the Board today. I think the architecture for this multifamily residential project is very good architecture if this were at Greenway and Scottsdale Road or 68th Street and Thomas, or in Surprise, Arizona, or in Glendale, or anywhere else, I think this would be a fantastic project with very little comments or concern from anybody and be welcome among neighbors and everything else. However, it's not in those locations, it's at SkySong, which my understanding of the vision for that area is that this wants to be an internationally recognized architectural area of Scottsdale.

I had an opportunity earlier this summer to take a kind of photo tour of progressive multifamily residential projects from around the world on a project that I'm working on with Will Bruder Architects. And in that photo tour of kind of progressive residential projects around the world we looked at projects in Amsterdam and Germany and San Diego, and places from all around the world.

And I just would encourage you that when you are looking at this to look at it through the eyes of -- for example, if there is a residential developer in Amsterdam or somewhere else in the world meeting with his architect five years from now that they would want to say in their photo tour of progressive multifamily residential architecture from around the world that they would want to include a photo of the residential project at SkySong when they are walking through progressive architecture from around the world. And also that when they show that to their client, their client can also immediately recognize what that is; immediately recognize that that is SkySong, that is Scottsdale, Arizona. That's what I believe we've been promised from day one.

It's difficult to say because I think it is good architecture; I think that the project if it were in any other location would be very well accepted. However, this is a unique location and needs to be considered that way.

COUNCILWOMAN DRAKE: Mr. O'Neill, one question.

The tour you took, was that a photographic tour, or did you walk all over the place?

MR. O'NEILL: No. That was a photographic tour, a photographic tour of progressive multifamily residential architecture.

COUNCILWOMAN DRAKE – I'd be very interested in getting the tour sometime.

MR. O'NEILL: Sure. I'll introduce you to Will. He's got that.

COUNCILWOMAN DRAKE: Yeah. I know Will. Okay, well thank you very much.

BOARD MEMBER D'ANDREA: With his fees he should have taken you --

COUNCILWOMAN DRAKE: Yeah.

BOARDMEMBER D'ANDREA: -- on a live tour.

COUNCILWOMAN DRAKE: On the live tour.

Okay. Is there anyone else at all here that would like to speak on this project today? We will be meeting again, so there will be other opportunities and if I'm running the study session, I'll certainly give anyone who wants to a chance to let us know, express your opinion.

And I guess a question for the Applicant on this: Is there a go-to person if anyone out there does have questions or want to get copies of the latest plan, understanding they are changing frequently. Who should they contact and what is your contact information?

MR. SAMMONS: (Indiscernible)

COUNCILWOMAN DRAKE: The public. If someone watching out there in TV-Land wants more information about the project or wants to get a copy of the drawings should they contact the City, should they contact – is there someone who's actually involved on the project team that could answer these questions?

MR. SAMMONS: (Indiscernible)

COUNCILWOMAN DRAKE: Could you come on up. It would be good if there were one point of contact. But I know a lot of people do have questions and couldn't be here today.

MR. SAMMONS: We'd be happy to answer any questions that people have. I think to keep it local and to keep it focused on one point of contact, if they could be directed to Sharon Harper at Plaza.

COUNCILWOMAN DRAKE: Okay. Do you have a phone number for Sharon?

MR. SAMMONS: (623) 972-1184.

COUNCILWOMAN DRAKE: Okay.

MR. SAMMONS: And again, as appropriate, we'll have Gary answer the questions, but—

COUNCILWOMAN DRAKE: She can be the traffic cop and tell them who they really need to talk to. And it may be that she directs them back to the City as well.

MR. SAMMONS: Right.

COUNCILWOMAN DRAKE: Okay. Well, thanks that would be very helpful.

Okay, well if there's nothing else on SkySong we thank you for continuing to work with us and for all of your patience on this and we'll stay tuned. I'm sure you are going to go back to the drawing boards with new energy. And I want to see the secret green column plan.

3. Retail/Office Building, 25-DR-2006

Councilwoman Drake noted a conflict and recused herself from the case.

Mr. Symer addressed the Board, presenting an aerial photo of the area. He noted that the application was for a mixed use retail office development on the northeast corner of Camelback and Scottsdale Road.

In response to an inquiry by Board Member D'Andrea, Mr. John Riddell explained that the awnings are currently proposed as canvas mixed with flat steel. Alternate solutions are being considered. Board Member D'Andrea suggested using the opportunity to add color accent to the otherwise tan building. He noted that he liked the design and was impressed by the amount of building being fit into the small site.

In response to a question by Board Member Schmitt, Mr. Riddell confirmed that the property owners own the north retail buildings. The intention is not to use all of the same materials, but to bring in a few elements in order to tie the projects together. Board Member Schmitt encouraged the Applicant to consider adding color in order to add interest and continuity to the project.

In response to questions by Board Member Edwards, Mr. Riddell confirmed that the parking lot is shared with the existing retail center. Mr. Riddell explained that code does not require more than one staircase for the square footage of the second floor.

Mr. Cummins explained that it would be difficult to include public art on the site, due to size constraints. Also the master canal planning will be coming in south of the Riverwalk site, so there are multiple plans working to tie the area together.

In response to concern by Board Member D'Andrea, Mr. Symer confirmed that the required soil tests had been performed on the site, which is an old gas station lot.

Vice-Chairman Jones suggested the building may be more interesting if the round element were more integrated into the rest of the building. He agreed that color should be used to accent the proposed Navajo white color. He particularly appreciated the way transparent screen elements were used both within the wall plane and for sunshades.

4. Frontier Street Shops, 49-DR-2006

Mr. Symer addressed the Board, presenting an aerial photo depicting the site location on the northwest corner of Main Street and Brown. He noted that the applicant provided two elevations, one that was included in the packets and the second was presented during the meeting.

Mr. David Ortega addressed the Board. He highlighted the historical aspects of the building, including a mid-block inner passage courtyard that has been in existence since the 1930's. He reviewed the proposed color palette as well as the facade and courtyard designs, noting the goal was to provide a western flavor.

Vice-Chairman Jones opined that expanding the narrow gap and extending the overhang and posts would create a more dramatic entry. Mr. Ortega argued that that the standard nine foot entry could not be achieved; the height when turning into the

parapets will create a draw for that passage. Vice-Chairman Jones requested that the Applicant look into treating the passage as one 17'8" passage which would be more in scale with the courtyard. The entire width could be spanned while still providing cover along the buildings. He opined the area would be easier to lease if it were more accessible.

In response to a question by Board Member D'Andrea, Mr. Ortega explained that the upper stories and window were actually a facade used to bring more interest to the design. Mr. Ortega clarified that a landscaping plan would not be submitted because there will be little landscaping used; the courtyard will be mainly hardscape.

Councilwoman Drake commented that she appreciated the efforts to incorporate an Old Town western look. She agreed that continuing a shaded walkway over the entrance was important and expressed concern that ADA requirements may not be met through the arcade into the courtyard. Councilwoman Drake opined the roofline should be lowered in order to relate better to the other buildings. She expressed discontent with the color palette, particularly the cream color and red contrast, and with the use of faux brick and wood treatments on the storefront.

Mr. Ortega explained the concept was to appear to be a short street. The color palette was selected from colors found throughout Old Town. Councilwoman Drake stated that if the walkway were more open, it would invite people into the courtyard.

ADMINISTRATIVE REPORT

None.

ADJOURNMENT

With no further business to discuss, Councilwoman Drake moved for adjournment at 3:59 p.m.

Respectfully submitted,
AV-Tronics, Inc.